

APPENDIX D

Application Environmental Initial Study (AEIS)



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICATION FOR AN ENVIRONMENTAL INITIAL STUDY (AEIS)

For Applications **NOT** Covered By A Previously Completed CEQA
Document

NOTE: IF THE PROPOSED PROJECT WAS CONSIDERED IN A PREVIOUS CEQA DOCUMENT
(NEGATIVE DECLARATION OR EIR) WHICH HAS RECEIVED PREVIOUS ENVIRONMENTAL REVIEW, DO
NOT COMPLETE THIS FORM. COMPLETE DPLU FORM #366 FOR AN ENVIRONMENTAL REVIEW
UPDATE.

SUBMIT FOUR (4) COMPLETED COPIES TO THE DPLU ZONING COUNTER

FOR COUNTY USE ONLY:

Project Number(s):

THIS FORM IS BEING COMPLETED BY:

Rina M. Alvarez Lundstrom & Associates
Name (Please Print)

N/A Planner 8/10/2005
Agency (If applicable) Title Date

1764 San Diego Avenue, Suite 200
Address

San Diego CA 92110 (619) 641-5900 (619) 641-5910
City State Zip Telephone Number Fax Number

3974 Reche Road; Northwest corner of Reche Road and Ranger Road; APN 107-070-03
Project Location (including APN)

I hereby certify that the statements furnished below and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the County of San Diego.

Signature: [Signature] Date: 8/10/2005

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 • (858) 565-5981 • MS 0650 • FAX (858)
267-8770

GENERAL PROJECT INFORMATION

I. PROJECT APPROVALS

1. Indicate all discretionary permits, approvals, or findings from the County of San Diego needed to complete the project that are *anticipated at this time*.

DEPARTMENT OF PLANNING AND LAND USE ISSUED PERMITS:

- | | |
|--|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Open Space Easement Vacation |
| <input type="checkbox"/> Borrow Pit | <input type="checkbox"/> Parcel Map Modification |
| <input type="checkbox"/> Grading and Clearing | <input type="checkbox"/> Reclamation Plan |
| <input type="checkbox"/> Lot Area Averaging | <input checked="" type="checkbox"/> Rezone |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> Road Opening |
| <input type="checkbox"/> Amendment to the Preserve | <input type="checkbox"/> Road Vacation |
| <input type="checkbox"/> Cancellation | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Specific Plan Amendment |
| <input type="checkbox"/> Final Map Modifications | <input checked="" type="checkbox"/> Tentative Map |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Expired Map |
| <input type="checkbox"/> Habitat Loss Permit | <input type="checkbox"/> Resolution Amendment |
| <input type="checkbox"/> Landscape Plans | <input type="checkbox"/> Revised Map |
| <input type="checkbox"/> Major Use Permit | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Tentative Parcel Map |
| <input type="checkbox"/> Time Extension | <input type="checkbox"/> Amendment of Conditions |
| <input type="checkbox"/> Minor Grading Permit | <input type="checkbox"/> Expired Map |
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Revised Map |
| <input type="checkbox"/> Modification/Waiver | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Time Extension | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Open Space Easement | <input type="checkbox"/> Other: _____ |
| Encroachment | |

DEPARTMENT OF PUBLIC WORKS ISSUED PERMITS:

- | | |
|--|--|
| <input type="checkbox"/> County Right of Way Permits | <input checked="" type="checkbox"/> Improvement Plans |
| <input type="checkbox"/> Construction Permit | <input type="checkbox"/> Map Modification |
| <input type="checkbox"/> Encroachment Permit | <input type="checkbox"/> Remandment of Relinquished Access |
| <input type="checkbox"/> Excavation Permit | Rights |
| <input checked="" type="checkbox"/> Grading Permit | <input type="checkbox"/> Condemnation of Right-of-Way |
| <input type="checkbox"/> Grading Permit Plan Change | |

DEPARTMENT OF ENVIRONMENTAL HEALTH ISSUED PERMITS:

- | |
|--|
| <input type="checkbox"/> Exploratory Borings, Direct-push Samplers, and Cone Penetrometers Permits |
| <input type="checkbox"/> Groundwater Wells and Exploratory or Test Borings Permit |
| <input type="checkbox"/> Septic Tank Permit |
| <input type="checkbox"/> Underground Storage Tank Permit |
| <input type="checkbox"/> Water Well Permit |

I. PROJECT APPROVALS (cont.)

2. Indicate other permits, approvals, or findings required from regional, state, and federal jurisdictions that are **anticipated at this time.**

	PERMIT	AGENCY WITH JURISDICTION	If previously granted, date of approval
<input type="checkbox"/>	Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)	
<input type="checkbox"/>	State Highway Encroachment Permit http://www.dot.ca.gov/hq/traffops/developserv/permits/	CalTrans	
<input type="checkbox"/>	401 Permit – Water Quality Certification http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html	Regional Water Quality Control Board (RWQCB)	
<input type="checkbox"/>	404 Permit – Dredge and Fill http://www.swrcb.ca.gov/rwqcb1/Program_Information/wqwetcert.html	US Army Corps of Engineers (ACOE)	
<input type="checkbox"/>	1603 – Streambed Alteration Agreement http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp	CA Department of Fish and Game (CDFG)	
<input type="checkbox"/>	Section 7 – Consultation or Section 10a Permit – Incidental Take http://www.fws.gov	US Fish and Wildlife Services (USFWS)	
<input type="checkbox"/>	Air Quality Permit to Construct http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf	Air Pollution Control District (APCD)	
<input type="checkbox"/>	Air Quality Permit to Operate – Title V Permit http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV	APCD	
<input type="checkbox"/>	National Pollutant Discharge Elimination System (NPDES) Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	General Industrial Stormwater Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input checked="" type="checkbox"/>	General Construction Stormwater Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	Waste Discharge Requirements Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input checked="" type="checkbox"/>	Water District Approval	Designated Water District Rainbow Municipal W.D.	
<input checked="" type="checkbox"/>	Sewer District Approval	Designated Sewer District Rainbow Municipal W.D.	
<input checked="" type="checkbox"/>	School District Approval	Designated School Districts Fallbrook UnionESD/HSD	
<input type="checkbox"/>	Others:		

II. CODE ENFORCEMENT/VIOLATION ISSUES

Describe any known open or active code enforcement/violation issues on the proposed project site. Indicate related Violation Numbers. If no known open or active code enforcement/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. (Use additional sheets if necessary):

None.

PROJECT DESCRIPTION

III. FEATURES OF THE PROJECT (Note: Filling out Sections IV. and VII. of this form may help in completing a full project description)

DESCRIBE IN DETAIL the features of the project. This description should adequately reflect the construction and development (for example, grading) as well as the ultimate use and intention of the site (for example, a 40,000 sq. ft. industrial facility). The narrative must be supplemented by a project plan or map of appropriate scale and legibility.

- Include technical aspects of the project such as the considerations of land use, density and intensity, engineering requirements and visual or aesthetic features.
- Include environmental constraints or characteristics, or compliance with environmental regulations/policies which may have influenced the initial project design such as avoidance of geologic hazards known to the site, steep topography, avoidance of impacts to sensitive resources (for example biological, natural, water, cultural), compliance with the Resource Protection Ordinance, storm discharge requirements, Air Pollution Control District (APCD) permit requirements, project accessibility, hazards (for example floodway avoidance, noise buffering), etc.
- Include description of all the stages of project development that could cause physical changes in the environment including construction, operation and maintenance.
- If the project will be phased, the anticipated phasing schedule should be described.
- Include the objectives of the proposal in a discussion that identifies why the applicant is undertaking the proposed project (for example, provision of housing or commercial services, reduction in traffic congestion, reduction of flood hazard at a reasonable cost).

Lack of detail may result in project delay and the requirement to resubmit a more detailed project description.

(Use additional sheets if necessary):

The applicant is requesting a Tentative Map to subdivide a 27.2 gross acre (25.3 net acre) parcel into 19 lots for single-family residential development. The applicant is also requesting a General Plan Amendment and Rezone for the southeast portion of the subject property to remove the commercial land use designation and zone from the property. A Plan Amendment Authorization PAA 05-002 to change the land use designation from (6) Residential / (13) General Commercial to (2) Residential was approved by the County on March 22, 2005. The Rezone would change the existing zone of A70/C36 to A70 only. The proposed single family lots are a minimum 1 acre in size. An existing single family home, on Lot 19, will remain. There are existing biological constraints onsite. See the enclosed Biological Report prepared by Dudek & Associates in August 2005 for more information. Little to no physical change in the environment is anticipated in association with this project. There are no phases proposed with project. The applicant is undertaking this project to provide additional housing in the County of San Diego.

IV. ENVIRONMENTAL ASPECTS OF PROJECT

This section is to help evaluate all reasonably foreseeable impacts of the proposed project. An answer to each question is required to have well-reasoned and substantiated conclusions, when possible, regarding potential environmental effects of the proposed project. If an answer is unknown, explain why the answer is unknown. Use additional sheets if necessary:

1. LAND USE: YES NO UNKNOWN
 ☐ ☒ ☐

Will the project be a land use not presently existing in the surrounding neighborhood?

The surrounding land uses include
residential and agricultural uses.

2. AGRICULTURE ☐ ☐ ☒

Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land:

It is unknown whether the subject property
has been used for agricultural purposes in the
last 20 years.

3. POPULATION AND HOUSING: ☐ ☒ ☐

Will existing housing be removed to allow construction of the proposed project?

The subject property is developed with an
abandoned residence. The existing house will
remain.

4. GEOLOGICAL ISSUES: ☐ ☐ ☒

Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)?

There are no known identified or suspected
geologic hazards on the project site.

5. WATER RESOURCES: ☐ ☒

Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)? (Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater)

No groundwater will be used in association
with this project.

☐ ☒ ☐

Are there any existing water wells on the property? If yes, state how many are currently in-use. (Show all wells on site/plot plans or maps)

There are no existing water wells on the
property.

☒ ☐ ☐

Will the project require new stormwater/drainage facilities?

See the attached Hydrology Study and Storm
Water Management Plan, prepared by
Lundstrom & Associates.

6. AIR QUALITY: ☐ ☒ ☐

Will the project generate smoke, fumes, or odors?

It is not anticipated that the proposed
residential lots will generate smoke, fumes or
odors.

	YES	NO	UNKNOWN	
7. TRANSPORTATION/ CIRCULATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project affect pedestrians or horse riders or vehicular traffic (including bicycles) in the immediate area?</p> <p><u>It is not anticipated that the proposed project will affect pedestrian, equestrian, bicycle or vehicular traffic.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is there any traffic congestion during commute hours at any nearby street intersections providing access to the project that will be substantially affected? If yes, list the intersection(s):</p> <p><u>It is not anticipated that this project will affect traffic congestion at nearby street intersections during commute hours.</u></p>
8. BIOLOGICAL RESOURCES:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Will the project require the removal of natural vegetation (excluding landscaping and agriculture)?</p> <p><u>Coast live oak woodland, coast live oak riparian forest, valley foothill grassland & non-native grassland. See enclosed Biology Report.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Has the project site been cleared/graded in the past 5 years prior to the submittal of this application? If yes, explain and include details as to the extent, times, and reasons for clearing or Permit Number:</p> <p><u>The project site has not been cleared/graded in the past 5 years.</u></p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are there any known or identified unique, rare, threatened, or endangered animals or plants residing on the site or in close proximity?</p> <p><u>Potential least bells vireo and southwestern willow flycatcher habitat present onsite.</u></p> <p><u>Presence surveys have not yet been performed.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any existing Biological Open Space Easements on the project site or affected by project improvements off-site?</p> <p><u>There are no known Biological Open Space Easements onsite or offsite within the vicinity of the subject property.</u></p>
9. HAZARDS:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any potentially hazardous and/or toxic materials exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s):</p> <p><u>No potentially hazardous/toxic materials exist on site.</u></p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials?</p> <p><u>Hazardous/toxic materials may be used or stored on site during construction of the proposed single family residences.</u></p>

	YES	NO	UNKNOWN	
9. HAZARDS (cont.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>Will the project involve the burning of wastes? If yes, explain what materials will be burned:</p> <p><u>No wastes will be burned in association with this project.</u></p>
10. NOISE:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project cause a substantial change in existing noise levels in the vicinity?</p> <p><u>It is not anticipated that this residential project will cause a substantial change in existing noise levels in the vicinity.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project place new residents in an area of current or anticipated high traffic noise or noise from other sources?</p> <p><u>It is not anticipated that this project will place new residents in area of current or anticipated high traffic or other noise.</u></p>
11. PUBLIC SERVICES:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>Will the project involve the siting of any schools?</p> <p><u>This project does not include the siting of any schools.</u></p>
12. UTILITIES AND SERVICES:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)?</p> <p><u>The proposed project will connect to existing sewer located in Reche Road. Please see the Tentative Map.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project require annexation to any service agency?</p> <p><u>No service agency annexations are anticipated in association with this project.</u></p>
13. AESTHETICS (INCLUDES LANDFORMS):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)?</p> <p><u>It is not anticipated that this residential project will be more visible to the public than the neighboring properties.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the property contain natural features of scenic value or rare unique characteristics, including but not limited to trees, rock outcroppings?</p> <p><u>There are no known natural features of scenic value or rare, unique characteristics.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project introduce glare, reflecting materials or unusually bright colors?</p> <p><u>The project, as proposed, will not introduce glare, reflecting materials or unusually bright colors.</u></p>
14. CULTURAL AND HISTORICAL RESOURCES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts?</p> <p><u>There are no known archaeological resources on the subject property.</u></p>

14. CULTURAL AND HISTORICAL RESOURCES (cont.): ☐ ☐ ☒

Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of the structure.

The existing house will remain

The age of the existing house is unknown

- ☐ ☒ ☐

Are there any existing Archaeological Open Space Easements on the project site?

There are no known Archaeological Open

Space easements on the subject property.

15. MISCELLANEOUS ☒ ☐

Have all known easements including all easements on the property Title Report been shown? (Show all easements on site/plot plans or maps)

All known easements are shown on the

Tentative Map.

V. OFF-SITE IMPROVEMENTS

Describe all of the **off-site** improvements necessary to implement the project and their points of access or connection to the project site that are **anticipated at this time**:

1. STREETS: YES ☒ NO ☐

Is the **construction of new off-site streets or widening of existing off-site streets** proposed? If yes, describe:

The portion of Reche Road that borders the site will be widened by 12 feet, for a total 42-foot-wide right of way. See attached TM.

2. EXTENSION OF UTILITY LINES: ☒ ☐

Is the extension of **sewer/water/electric/gas lines** proposed? If yes, describe (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point:

An 8" sewer line is proposed in Reche Road and Ranger Road, and will connect to an existing manhole in Reche Road. See TM.

3. DRAINAGE/STORMWATER/FLOOD CONTROL: ☒ ☐

Are new **off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities** proposed? If yes, describe:

Two 24"RCP storm drains are proposed in Reche Road and Ranger Road, connecting to existing 48" SD in Reche Road. See TM.

4. PATHS: ☒ ☐

Are pedestrian and/or bicycle paths proposed?

A 5-foot bicycle lane is proposed in association with the proposed widening of Reche Road.

Please refer to the attached Tentative Map.

VI. GRADING: DO NOT complete this section if this application is for one or more of the following exclusively: Agricultural Preserve, General Plan Amendment, Rezone, or Specific Plan Amendment.

YES ☒ NO ☐

Will grading or filling be required? If yes, please provide the following information:

Vol. of cut: 80,400 cubic yards Max cut slope ratio: 2:1 Max. height: 47 ft.

Vol. of fill: 91,300 cubic yards Max fill slope ratio: 2:1 Max. height: 36 ft.

If soil is to be imported/exported please describe the source of import/export location if known.
(Use additional sheets if necessary):

There will be a raw import of 10, 900 cubic yards of soil. The import location is to be determined.

☐ ☒

Will grading or filling be required off-site? Explain (Use additional sheets if necessary):

No offsite grading or filling will be required in association with this project.

☐ ☒

Is blasting anticipated? If so, please indicate the possible location of blasting sites on the grading plan & detail the areas expected to be blasted (if known):

No blasting is anticipated in association with this project.

☒ ☐

Are retaining walls proposed? If yes, what is the max. height? 5 ft. (Show all retaining wall on site/plot plan or map)

VII. PROPOSED SITE UTILIZATION: Complete ONLY if this application is for one or more of the following: Administrative Permits, Grading Permits, Major Use Permits, Minor Use Permits, Site Plans, and Variances. N/A

1. Total area _____ acres

Total net acres (total minus area of public and private streets and parkland dedication) _____ acres

2. Number of buildings _____ Height _____ Stories _____

3. Number of attached residential units _____ Detached _____

4. Number of floor area: Commercial uses _____ Industrial uses: _____

5. Number of off-street parking spaces _____

VIII.COMMERCIAL/INDUSTRIAL SITE UTILIZATION: Complete ONLY for proposed projects associated with Commercial or Industrial development (including Day Care Centers and Cottage Industries). Fill out to the extent known. N/A

A. Project Operations

1. Number of average daily vehicle trips generated by the project _____
2. Facilities to be open on weekdays from _____ a.m. to _____ p.m. On weekends from _____ a.m. to _____ p.m.
3. Total number of employees _____ Each shift _____
4. Number of clients, customers, or users EACH weekday _____
5. Radius of the service area _____
6. Total floor area _____ square feet Type of uses _____
7. Number of off-street parking spaces provided _____
8. North American Standard Industrial Classification Code(s)
(<http://www.census.gov/epcd/www/naicstab.htm>): _____

B. Industrial Waste

- | | YES | NO | UNKNOWN |
|----|--------------------------|--------------------------|--------------------------|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Will industrial waste be discharged? If yes, attach a discussion of the provisions for disposal.

Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust smoke, etc.)?

If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following (Use additional sheets if necessary):

- a. What type of material (s): _____
- b. How often? _____

C. Miscellaneous

- | | YES | NO | UNKNOWN |
|----|--------------------------|--------------------------|--------------------------|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

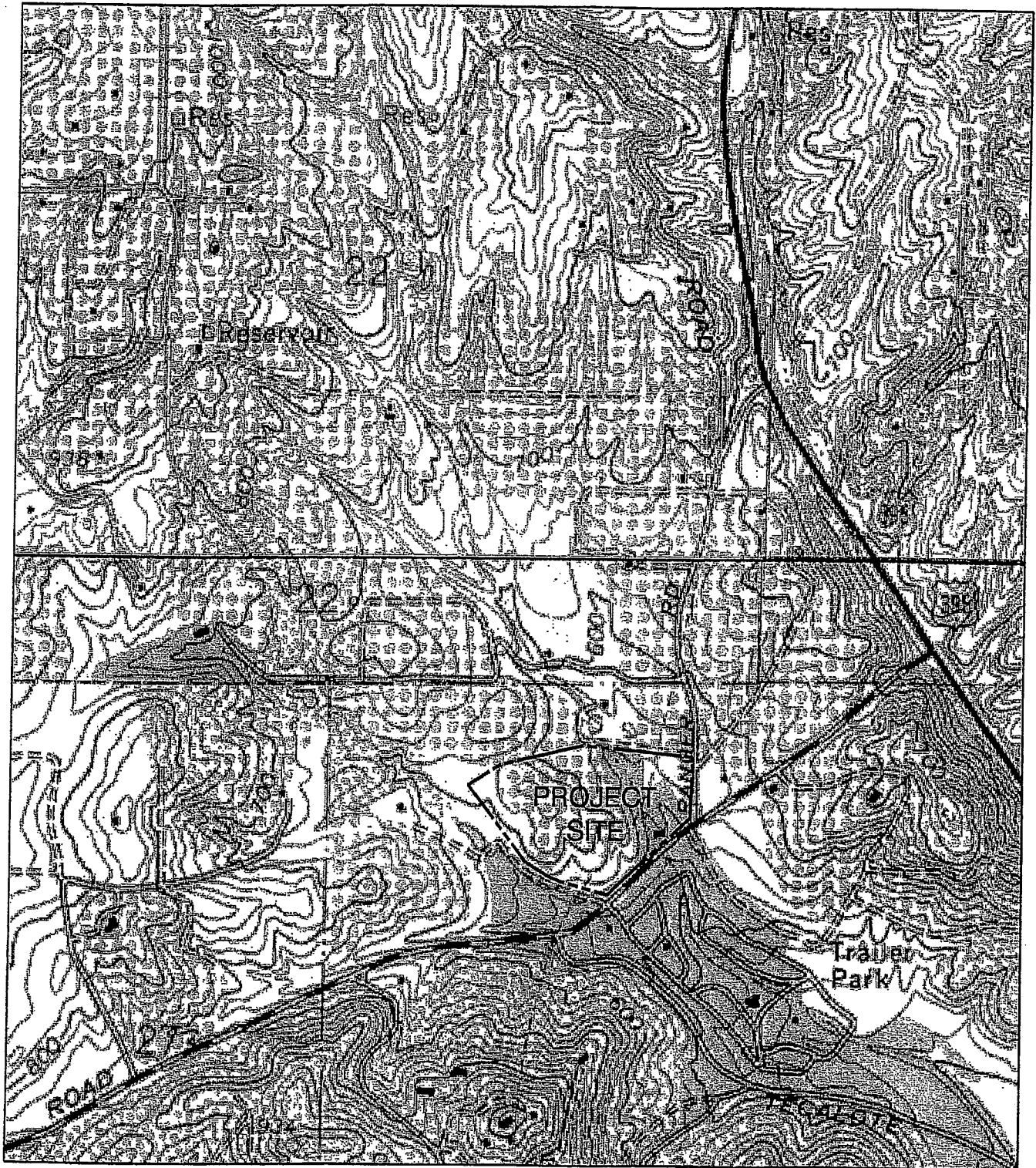
Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance?

Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project? (Do not include common noise sources associated with all projects such as construction and traffic.)

Will the project involve the storage of dangerous materials (for example liquefied petroleum)? If yes, what safety measures have been taken (Use additional sheets if necessary):

FALLBROOK OAKS

COUNTY OF SAN DIEGO, CALIFORNIA



SOURCE: BONSTALL USGS QUADRANGLE

